

**PB# 98-16**

**BELL ATLANTIC  
SP AMENDMENT**

**65-1-17**

Approved 8/10/98

Wilson Jones • Carbonless • S1654-NCR Duplicate • S1657-NCL Triplicate  
© Wilson Jones, 1989

DATE 5/21/98 RECEIPT NUMBER 98-16  
RECEIVED FROM Alexandra Cellular Corp.  
Address 22 IBM Road - Suite 210 - Poughkeepsie, N.Y. 12601  
Two Hundred 00/100 DOLLARS \$500.00  
FOR Site Plan Escrow

ACCOUNT			HOW PAID		
BEGINNING BALANCE	500.00		CASH		
AMOUNT PAID	500.00		CHECK	#1545	
BALANCE DUE	-0-		MONEY ORDER		

*[Signature]*  
BY Myra Mason, Secretary

Wilson Jones • Carbonless • S1654-NCR Duplicate • S1657-NCL Triplicate  
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DATE May 22, 1998 RECEIPT 297758  
RECEIVED FROM Alexandra Cellular Corp.  
Address \_\_\_\_\_  
One Hundred 00/100 DOLLARS \$100.00  
FOR P.B. # 98-16

ACCOUNT			HOW PAID		
BEGINNING BALANCE			CASH	#1544	
AMOUNT PAID			CHECK	100.00	
BALANCE DUE			MONEY ORDER		

Town Clerk  
BY Dorothy W. Hansen

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DATE June 30, 1998 RECEIPT 297857  
RECEIVED FROM Alexandra Cellular Corp.  
Address \_\_\_\_\_  
One Hundred 00/100 DOLLARS \$100.00  
FOR P.B. Approval Fee (#98-16)

ACCOUNT			HOW PAID		
BEGINNING BALANCE			CASH	#1796	
AMOUNT PAID			CHECK	100.00	
BALANCE DUE			MONEY ORDER		

Town Clerk  
BY Dorothy W. Hansen

ACTIONS

STAGE:

STATUS [Open, Withd]  
A [Disap, Appr]

FOR PROJECT NUMBER: 98-16

NAME: BELL ATLANTIC NYNEX SITE PLAN AMENDMENT

APPLICANT: CHILL CELLULAR

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
08/10/98	PLANS STAMPED	APPROVED
05/27/98	P.B. APPEARANCE	LA:ND WVE PH APPR
05/06/98	WORK SESSION APPEARANCE	SUBMIT

APPROVAL

FOR PROJECT NUMBER: 98-16

NAME: BELL ATLANTIC NYNEX SITE PLAN AMENDMENT  
APPLICANT: CHILL CELLULAR

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/30/98	APPROVAL FEE	CHG	100.00		
06/30/98	REC. CK. #1796	PAID		100.00	
			-----	-----	-----
		TOTAL:	100.00	100.00	0.00

ESCROW

FOR PROJECT NUMBER: 98-16

NAME: BELL ATLANTIC NYNEX SITE PLAN AMENDMENT  
APPLICANT: CHILL CELLULAR

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/21/98	REC. CK. #1545	PAID		500.00	
05/27/98	P.B. ATTY. FEE	CHG	35.00		
05/27/98	P.B. MINUTES	CHG	22.50		
08/18/98	P.B. ENGINEER FEE	CHG	89.00		
08/19/98	TO RETURN TO APPLICANT	CHG	353.50		
			-----	-----	-----
		TOTAL:	500.00	500.00	0.00

AS OF 08/17/98

PAGE: 1

## CHRONOLOGICAL JOB STATUS REPORT

JOB: 87 56

NLW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN TOWN OF NEW WINDSOR

TASK: 98- 16

FOR WORK DONE PRIOR TO: 08/17/98

										-----DOLLARS-----			
TASK NO	REC	DATE	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS	TIME	EXP.	BILLED	BALANCE		
98-16	134264	05/06/98	TIME	MJE	WS NYNEX-CELL ONE	75.00	0.40	30.00					
98-16	135879	05/26/98	TIME	MJE	MC BELL NYNEX	75.00	0.50	37.50					
98-16	135889	05/26/98	TIME	MCK	CI BELL ATLANTIC RWV CO	28.00	0.50	14.00					
98-16	135360	05/27/98	TIME	MJE	MM CELL 1 APPD S/P	75.00	0.10	7.50					
								89.00					
98-16	136820	06/15/98			BILL 98 /31 6/15/98					-89.00			
										89.00			
TASK TOTAL								89.00	0.00	-89.00	0.00		
GRAND TOTAL								89.00	0.00	-89.00	0.00		

TOTAL P.06

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 05/27/98

PAGE: 1

LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 98-16

NAME: BELL ATLANTIC NYNEX SITE PLAN AMENDMENT  
APPLICANT: CHILL CELLULAR

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	05/21/98	MUNICIPAL HIGHWAY	05/22/98	APPROVED
ORIG	05/21/98	MUNICIPAL WATER	05/26/98	APPROVED
ORIG	05/21/98	MUNICIPAL SEWER	/ /	
ORIG	05/21/98	MUNICIPAL FIRE	/ /	



RESULTS OF P.B. MEETING OF: May 21, 1998

**PROJECT:** *Bell Atlantic S.P. Amendment* P.B.# *98-16*

**LEAD AGENCY:**

**NEGATIVE DEC:**

1. AUTHORIZE COORD LETTER: Y~~E~~ NU

M) S S) N VOTE: A 5 N 0

2. TAKE LEAD AGENCY: Y ☒ N ☐

CARRIED: YES ☒ NO ☐

M) 5 S) 44 VOTE: A 5 N 0

CARRIED: YES ☒ NO

WAIVE PUBLIC HEARING: MS SULL VOTE: AS NO WAIVED: Y ☒ N

SCHEDULE P.H. Y\_\_\_N\_\_\_

SEND TO O.C. PLANNING: Y

SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A.: M)        S)        VOTE: A        N       

RETURN TO WORK SHOP: YES NO

**APPROVAL:**

M) W S) A VOTE: A 5 N 0 APPROVED: 5/27/98

M) S) VOTE: A N APPROVED CONDITIONALLY:

NEED NEW PLANS: Y N

**DISCUSSION/APPROVAL CONDITIONS:**

Mark's comment #5



**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

Licensed in NEW YORK, NEW JERSEY  
and PENNSYLVANIA

- ☐ **Main Office**  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640  
e-mail: mheny@att.net
- ☐ **Regional Office**  
507 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765  
e-mail: mhpa@ptd.net



**TOWN OF NEW WINDSOR**  
**PLANNING BOARD**  
**REVIEW COMMENTS**

**REVIEW NAME:** BELL ATLANTIC NYNEX SITE PLAN AMENDMENT  
(CO-LOCATION APPLICATION BY CELLULAR ONE)

**PROJECT LOCATION:** OFF DEAN HILL ROAD  
SECTION 65-BLOCK 1-LOT 17

**PROJECT NUMBER:** 98-16

**DATE:** 27 MAY 1998

**DESCRIPTION:** THIS APPLICATION PROPOSES AN AMENDMENT TO THE  
PREVIOUS SITE PLAN, WITH THE ADDITION OF AN  
EQUIPMENT BUILDING AND ADDITIONAL EQUIPMENT ON  
THE EXISTING CELLULAR TOWER. THE PLAN WAS  
REVIEWED ON A CONCEPT BASIS ONLY.

1. The application would increase the fenced area within the lease parcel, construct an additional building and would add additional equipment to the existing tower. The tower height is not being increased or modified.

Based on the above, I believe this proposed amendment is minor in nature relative to the original application.

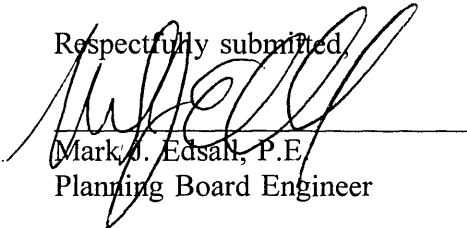
2. The Planning Board may wish to assume the position of **Lead Agency** under the SEQRA process.
3. The Planning Board should discuss any potential impacts of this site plan amendment, including potential visual impacts from the additional equipment being added to the tower. Following same, the Board may wish to discuss the need for a Public Hearing for this site plan amendment, per its discretionary judgment under Paragraph 48-19.C of the Town Zoning Local Law.
4. The Planning Board may wish to make a **determination** regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS  
PAGE 2**

**REVIEW NAME:** BELL ATLANTIC NYNEX SITE PLAN AMENDMENT  
(CO-LOCATION APPLICATION BY CELLULAR ONE)  
**PROJECT LOCATION:** OFF DEAN HILL ROAD  
SECTION 65-BLOCK 1-LOT 17  
**PROJECT NUMBER:** 98-16  
**DATE:** 27 MAY 1998

5. The Applicant should correct the Short Environmental Assessment Form, Item #11.
6. At such time that the Planning Board has made further review of this application, **further engineering reviews** and comments will be made, as deemed necessary by the Board.

Respectfully submitted,



Mark J. Edsall, P.E.  
Planning Board Engineer

MJEmk

A:BELLAT.mk

REGULAR ITEMS

BELL ATLANTIC NYNEX SITE PLAN AMENDMENT (98-16) DEAN HILL ROAD

Ms. Kelly Libolt appeared before the board for this proposal.

MS. LIBOLT: I'll try to be as quick as the last application. Bell Atlantic NYNEX currently has an existing wireless communication facility on Dean Hill Road in the Town of New Windsor. This facility consists of a 150 foot communication tower and a small building to house their transmitting equipment. We're here tonight to request an amendment to the plan that was approved for that particular site. Cellular One is proposing to co-locate on the existing structure and by co-locating, I mean that Cellular One would like to use the existing tower and simply attach their antenna on that tower. Like Bell Atlantic, Cellular One will also require a small building to contain their transmitting equipment so we're here tonight to request site plan approval for small building, it's approximately 12 feet by 16 feet, it's one story and it's a prefabricated structure.

MR. PETRO: You're not by any property lines for any variances, right?

MR. EDSALL: No, the line that is depicted is a lease line is a you may recall.

MR. PETRO: That would have no affect as far as setbacks?

MR. LYDECKER: Right, the proposed will be contained within the leasing area.

MR. KRIEGER: How tall is it?

MS. LIBOLT: Eight foot high chain link fence.

MR. KRIEGER: If it were relocated, it would still be that high?

MS. LIBOLT: Yes, we'd have to relocate it because of the building.

MR. LUCAS: But it stays within the existing boundaries?

MS. LIBOLT: Yes, there's no water, no sanitary.

MR. PETRO: Any appreciable impacts?

MR. LYDECKER: No, sir.

MR. PETRO: I don't believe this can be seen from anywhere, right, Mark, from the roads?

MR. EDSALL: Well, the board has had as part of the SEQRA review evaluated photographs and other documents and the board determined there was no significant impact as well as no significant visual impact.

MR. KRIEGER: This doesn't change, you're not making the tower any taller?

MS. LIBOLT: Correct, we're not making it any taller.

MR. KRIEGER: Just simply putting another antenna on the existing antenna?

MR. LYDECKER: Correct, and it's my understanding that the communication that I have had with the town that actually, the installation of the antenna was because it does raise the height of the tower, would require a building permit, but for the fact that we require the control building that is what triggers the site plan approval.

MR. KRIEGER: There will be no signs on the tower?

MS. LIBOLT: Correct, no signs on the tower.

MR. KRIEGER: And Bell Atlantic NYNEX is willing to commit itself to no signs generally in the future other than what's necessary for means of identifying?

MR. LYDECKER: If that is the condition of the original

approval that their building is committing to that we're not interested in putting any signs.

MR. PETRO: Only adding the antenna.

MS. LIBOLT: Correct and the control building.

MR. LANDER: Is there a generator in this building?

MS. LIBOLT: No, there isn't.

MR. ARGENIO: What's in there, switching units?

MS. LIBOLT: Yes.

MR. LUCAS: Mike, have you been on the site?

MR. BABCOCK: Yes.

MR. LUCAS: How does it look since--

MR. BABCOCK: Fine.

MR. STENT: Make a motion to declare lead agency.

MR. LUCAS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the Bell Atlantic site plan amendment. Is there any further discussion? If not, roll again.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. PETRO: Let's discuss the public hearing. I believe we had a public hearing on the first go around of this application?

MR. EDSALL: Yes, you did.

MR. PETRO: There was little or no attendance by the public.

MR. LUCAS: I don't think there was any.

MR. PETRO: Being we're only adding an antenna and building, certainly is well within any boundary lines of the property and it's very small in nature.

MR. KRIEGER: You're not changing the antenna by making it any larger so--

MR. PETRO: With that, I think if we can have a motion?

MR. STENT: Motion we waive public hearing.

MR. LUCAS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive the public hearing under its discretionary judgment for the Bell Atlantic NYNEX site plan amendment. Is there any further discussion? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. PETRO: With that being said and done, we don't have any impact on the environment, in other words.

MR. STENT: Motion to declare negative dec.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec under the SEQRA process for the Bell Atlantic NYNEX site plan amendment. Is there any further discussion? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. LUCAS: Motion to grant final approval.

MR. PETRO: One note number 5 is that you have the correct, the short environmental assessment form item number 11. Mark, do you want to go over that?

MR. ESALL: Just so we have the right municipality, just so the one we put on the record is correct, there's a typo on it.

MS. LIBOLT: Yes.

MR. EDSALL: We'll complete that.

MR. PETRO: That will not be a subject to.

MR. LUCAS: Motion.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Bell Atlantic site plan amendment off Dean Hill Road. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE



CHAZEN ENGINEERING & LAND SURVEYING CO., P.C.

*Dutchess County Office:*

P.O. Box 3479, 229B Page Park, Manchester Road  
Poughkeepsie, NY 12603  
Phone: (914) 454-3980 Fax: (914) 454-4026

*Orange County Office:*  
Phone: (914) 457-1521

*Capital District Office:*  
Phone: (518) 371-0929

May 14, 1998

Chairman Petro and Members of the Planning Board  
Town of New Windsor  
555 Union Avenue  
New Windsor, New York 12553

*Re: Bell Atlantic NYNEX Site Plan Amendment  
Co-Location with Cellular One  
Job # 19817*

Dear Chairman Petro and Members of the Planning Board:

Chill Cellular Corporation d/b/a Cellular One, is proposing to co-locate on the existing Bell Atlantic NYNEX facility which is located on Dean Hill Road. The Applicant is requesting site plan approval from the Planning Board for the construction of a 12' x 16' building to contain their operating equipment. The proposed project will occur wholly within the Bell Atlantic NYNEX lease area, will not result in a modification to the height of the structure as approved, and will therefore not result in a significant modification to the approved site plan. Enclosed for your review find the following:

- Completed Site Plan Application Form
- Applicant / Owner Proxy Statement
- Completed Check List for Site Plan
- Short Form EAF
- Ten copies of an Amended Site Plan
- Check in the amount of \$500.00 for escrow
- Check in the amount of \$100.00 for the Site Plan Application fee.

X:\19817\letters\CHXXX051398.doc

Chazen Engineering & Land Surveying Co., P.C.  
EnviroPlan Associates, Inc.

THE  
**Chazen**  
COMPANIES

Chazen Environmental Services, Inc.  
TelePlan Associates, Inc.

300-116

Please place this matter on the May 27, 1998 Planning Board agenda. If you have any questions, please do not hesitate to contact me directly at (914) 454-3980.

I thank you in advance for your cooperation with this matter.

Sincerely,

A handwritten signature in dark ink, appearing to read "K. Libolt", with a stylized flourish at the end.

Kelly E. Libolt, AICP

KEL:me  
Enclosure

cc: Mark Edsall, P.E., McGoey, Hauser & Edsall  
Kevin Brennan, Cellular One  
Richard H. Chazen, P.E., Chazen Companies

## PLANNING BOARD APPLICATION SUBMITTAL CHECKLIST

The following items are to be returned to the Planning Board Secretary, **complete as a package**, to make application to appear before the Planning Board:

- |  | <u>CHECK OFF</u> |
|--|------------------|
| 1. Completed Page 1 and 2 of Application form.                                       | <u>X</u>         |
| 2. Agricultural Data Statement (If you answer "yes" to #9 on application)            | <u>N A.</u>      |
| 3. Applicant/Owner Proxy Statement ( <b><u>MUST HAVE</u></b> ).                      | <u>X</u>         |
| 4. Applicable completed "Check List" for subdivision/L.L. Chg. or Site Plan          | <u>X</u>         |
| 5. Short Form EAF (Unless instructed to prepare long form).                          | <u>X</u>         |
| 6. Flood Hazard Area Development Application.  | <u>N A.</u>      |
| 7. <b>SEPARATE CHECKS AS FOLLOWS:</b> (Choose appropriate category for your project) |                  |

### SITE PLANS: (INCLUDING SPECIAL PERMIT)

Two Separate Checks: (One check for application fee and separate check for escrow amount)

Application fee.....	\$100.00	<u>X</u>
Escrow (\$750.00 - \$2,000.00) amount set at workshop \$	<u>500.00</u>	<u>X</u>
(Additional escrow due for multi-family dwellings)		

### SUBDIVISIONS:

Two Separate Checks: (One check for application fee and separate check for escrow amount)

Application Fee...(minor subdivision only).....	\$ 50.00	<u>N.A</u>
Application Fee...(major subdivision only).....	\$100.00	<u>N.A</u>

Escrow:

<b>Residential:</b> \$150.00 for first 4 lots		
\$ 75.00 for each additional lot -	Total:\$	<u>N.A</u>

<b>Commercial:</b> \$ 400.00 for first 4 lots		
\$ 200.00 for each additional lot -	Total:\$	<u>N A.</u>

### LOT LINE CHANGE:

Two Separate Checks: (One check for application fee and separate check for escrow amount)

Application fee.....	\$50.00	<u>N.A</u>
Escrow...(\$150.00 - \$400.00) amount set at workshop.....	\$	<u>N.A</u>

**PLEASE NOTE: ADDITIONAL FEES DUE UPON COMPLETION OF  
PLANNING BOARD REVIEW.**

**INTER-OFFICE MEMORANDUM**

**TO:** New Windsor Planning Board

**FROM:** Town Fire Inspector

**DATE:** 27 May 1998

**SUBJECT:** Cellular One Site Plan

Planning Board Reference Number: PB-98-16

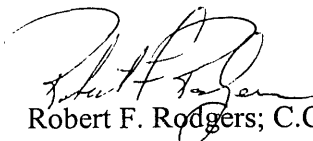
Dated: 21 May 1998

Fire Prevention Reference Number: FPS-98-022

A review of the above referenced subject site plan was conducted on 21 May 1998.

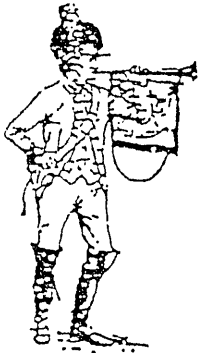
This site plan is acceptable.

Plans Dated: 11 May 1998.



Robert F. Rodgers; C.C.A.  
Fire Inspector

RFR/dh



1765

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 98 - 16

DATE PLAN RECEIVED: RECEIVED MAY 21 1998

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

\_\_\_\_\_ for the building or subdivision of

Bell Atlantic - Nynex Mobil has been

reviewed by me and is approved L

disapproved \_\_\_\_\_

~~If disapproved, please list reason~~ \_\_\_\_\_

Will not interfere with water system

HIGHWAY SUPERINTENDENT DATE

At D.D.O. - 5-26-98

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 98-16

DATE PLAN RECEIVED: RECEIVED MAY 21 1998

N.W. HIGHWAY DEPT.

MAY 22 1998

RECEIVED

The maps and plans for the Site Approval ✓

Subdivision \_\_\_\_\_ as submitted by \_\_\_\_\_

\_\_\_\_\_ for the building or subdivision of \_\_\_\_\_

\_\_\_\_\_ has been

reviewed by me and is approved ✓

disapproved \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

*[Signature]* 5/22/98  
HIGHWAY SUPERINTENDENT DATE

\_\_\_\_\_  
WATER SUPERINTENDENT DATE

\_\_\_\_\_  
SANITARY SUPERINTENDENT DATE



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

NYNEX

- ☐ Main Office  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ Branch Office  
400 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN/VILLAGE OF

New Windsor

P/B # 98 - 16

WORK SESSION DATE:

6 May 1997

APPLICANT RESUB.  
REQUIRED:

REAPPEARANCE AT W/S REQUESTED:

no

Full App

PROJECT NAME:

Nynex

PROJECT STATUS: NEW

X

OLD

REPRESENTATIVE PRESENT:

Kelly Liebolt

MUNIC REPS PRESENT: BLDG INSP.

FIRE INSP.

ENGINEER

PLANNER

P/B CHMN.

OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- 12\*16 bldg within fenced area

- no increase in height on tower

- ck electrical

- we are to get copy of A/B

- pass 5/27 agenda

- call it 5/p Amendment

pass agenda \$500 escrow

4MJE91 pbwsform



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553  
Telephone: (914) 563-4615  
Fax: (914) 563-4693

## PLANNING BOARD APPLICATION

### TYPE OF APPLICATION (check appropriate item):

Subdivision \_\_\_\_\_ Lot Line Change \_\_\_\_\_ Site Plan ☒ Special Permit \_\_\_\_\_

Tax Map Designation: Sec. 65 Block 1 Lot 17

1. Name of Project Bell Atlantic NYNEX Site Plan Amendment

2. Owner of Record Herbert & Marjorie Kartiganer Phone \_\_\_\_\_

Address: 575 Blooming Grove Turnpike, New Windsor, NY 12553  
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant Chill Cellular Phone (914) 463-5938

Address: 22 IBM Road, Poughkeepsie, New York 12601  
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan Chazen Engineering Phone (914) 454-3980

Address: P.O. Box 3479, Poughkeepsie, NY 12603  
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_  
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

Kelly Libolt, AICP (914) 454-3980  
(Name) (Phone)

7. Project Location:

On the NE side of Dean Hill Rd. 2,400 feet  
(Direction) (Street) (No.)  
NE of Dean Hill Rd.  
(Direction) (Street)

8. Project Data: Acreage 25.63 Zone R-Z School Dist. Newburgh CSD (331100)



9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes \_\_\_\_\_ No X

**\*This information can be verified in the Assessor's Office.**

**\*If you answer "yes" to question 9, please complete the attached "Agricultural Data Statement".**

10. Description of Project: (Use, Size, Number of Lots, etc.) Construction of a 12' x 16' 1 story building to house communication equipment and addition of an antenna on the existing structure.

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes X no \_\_\_\_\_

12. Has a Special Permit previously been granted for this property? yes \_\_\_\_\_ no X

**ACKNOWLEDGMENT:**

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

21 DAY OF May 1998  
Sharon L Sargent  
**SHARON L SARGENT**  
Notary Public, State of New York  
Residing in Dutchess County  
Commission Expires 8/4/99

Kevin E Brennan  
APPLICANT'S SIGNATURE  
Kevin E Brennan  
Please Print Applicant's Name as Signed

\*\*\*\*\*

TOWN USE ONLY:  
**RECEIVED MAY 21 1998**

DATE APPLICATION RECEIVED

APPLICATION NUMBER

Bell Atlantic Mobile  
20 Alexander Drive  
P.O. Box 5029  
Wallingford, CT 06492  
Telephone: 203-269-8858

VIA FACSIMILE & Mail

May 19, 1998

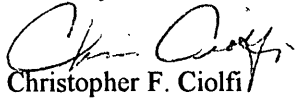
Mr. Kevin Brennan - Real Estate Manager  
CellularOne  
22 IBM Road  
Suite 210  
Poughkeepsie NY 12601

Re: New Windsor

Dear Kevin:

Following please find a signed authorization letter for your use with the above referenced site, I will send you the original in today's mail. As Licensor of this site Bell Atlantic Mobile grants CellularOne permission to file applications with the Town of New Windsor for whatever permits and approvals are necessary to gain access to this site. Any fees or conditions placed on CellularOne in connection with this application shall be the sole cost and responsibility of CellularOne.

Cordially,



Christopher F. Ciolfi  
Manager Real Estate / Zoning

enclosure

\\new windsor\\c-1\\letter.doc

**APPLICANT/OWNER PROXY STATEMENT**  
**(for professional representation)**

for submittal to the:  
**TOWN OF NEW WINDSOR PLANNING BOARD**

Bell Atlantic Mobile, deposes and says that he resides  
(OWNER) / Licensor  
at 225 Jordan Road in the County of Rensselaer  
Licensor's (OWNER'S ADDRESS)  
and State of New York and that he is the owner of property tax map  
designation number (Sec. 65 Block 1 Lot 17) which is the premises described in  
the foregoing application and that he authorizes:

Chill Cellular, 22 IEM Road, Poughkeepsie, NY 12601

(Applicant Name & Address, if different from owner)

Chazen Engineering, P.O. Box 3479, Poughkeepsie, NY 12603

(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Amendment to the existing Bell Atlantic NYNEX site plan to add a new approximately  
12 x 16' control building and to add an antenna on the existing structure.

Date: 5.17.78

Chris Cioffi  
Owner's Signature / Licensor's  
(Christopher F. Cioffi)

Witness' Signature

Applicant's Signature if different than owner

Representative's Signature

**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR  
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED  
TO REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**

APPLICANT'S PROXY STATEMENT  
(for professional representation)

for submittal to the  
TOWN OF NEW WINDSOR PLANNING BOARD

Mr. Herbert L. Kartiganer

\_\_\_\_\_, deposes and says that he  
(Applicant)

resides at 3928 Live Oak Boulevard, Delray Beach, Florida 33445  
(Applicant's Address)

in the County of PALM BEACH

and State of Florida

and that he is the PRESIDENT OF KARTIGANER ENTERPRISES INC. THE GENERAL PARTNER  
OF THE OWNER: KARTIGANER FAMILY LIMITED PARTNERSHIP.

FOR THE Bell Atlantic Mobile / Cellular One Project  
(Project Name and Description)

which is the premises described in the foregoing application and

that he has authorized Cellular One  
(Professional Representative)

to make the foregoing application as described therein.

Date: 24 JULY 98

Herbert L. Kartiganer

(Owner's Signature) Herbert L. Kartiganer

Kira Denise James

(Witness' Signature)

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF  
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT

**SHORT ENVIRONMENTAL ASSESSMENT FORM**

For UNLISTED ACTIONS Only

**PART I - PROJECT INFORMATION** (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR <i>Chill Cellular</i>	2. PROJECT NAME <i>Bell Atlantic NYNEX Site Plan Amendment</i>
3. PROJECT LOCATION: Municipality <i>Town of New Windsor</i> County <i>Orange County</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) address, etc. <i>Dean Hill Road</i>	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <i>Construction of an approximately 12' x 16' Control Building to house communication equipment and addition of an antenna on the existing structure.</i>	
7. AMOUNT OF LAND AFFECTED: Initially: <i>192(+/-) sq. ft.</i> acres Ultimately <i>192(+/-) sq. ft.</i> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly.	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE, OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, list agency name and permit/approval. <i>Site Plan Approval from the Town of New Windsor Planning Board</i>	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, list agency name and permit/approval. <i>Site Plan approval from the Town of New Windsor Planning Board; Height and Street Frontage variance from the Town of New Windsor Zoning Board of Appeals</i>	
12. AS A RESULT OF THE PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <i>Site Plan Amendment</i>	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <i>Chill Cellular</i> Date: <i>June 2, 1998</i>	
Signature: <i>Keri E. Brown</i>	

If the action is in the Coastal Area, and you are a State agency, complete the Coastal Assessment Form before proceeding with this assessment.

**PART II – ENVIRONMENTAL ASSESSMENT (To be completed by Agency)**

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input type="checkbox"/> No
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superceded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible) C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:  C2. Aesthetic, agricultural, archaeological, historic or other natural or cultural resources; or community or neighborhood character? Explain briefly:  C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:  C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:  C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:  C6. Long term, short term, cumulative, or other effects not identified in C1 – C5? Explain briefly:  C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:  
D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CEA? <input type="checkbox"/> Yes <input type="checkbox"/> No
E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input type="checkbox"/> No    If Yes, explain briefly:

**PART III – DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination and significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:

\_\_\_\_\_  
Name of Lead Agency

\_\_\_\_\_  
Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_  
Title of Responsible Officer

\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
Signature of Preparer (if different from responsible officer)

\_\_\_\_\_  
Date

"XX"

APPLICANT'S PROXY STATEMENT  
(for professional representation)for submittal to the  
TOWN OF NEW WINDSOR PLANNING BOARD

Herbert Kartiganer, deposes and says that he  
(Applicant)  
resides at 3928 Live Oak Blvd., Delray County Club, Delray Beach, FL  
(Applicant's Address) 33445

in the County of Palm Beach  
and State of Florida

and that he is the applicant for the Public Utility Communications  
Facility located on Dean Hill Road  
(Project Name and Description)

which is the premises described in the foregoing application and  
that he has authorized Orange County Poughkeepsie MSA Limited Partnership  
and Mr. Joe E. Ross (Area Real Estate Project  
(Professional Representative) Manager)

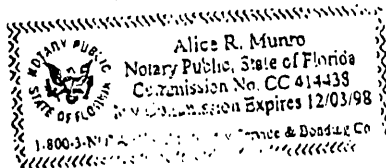
to make the foregoing application as described therein.

Date: 9 April 96

Herbert Kartiganer  
(Owner's Signature)

Linda Y. Munro  
(Witness' Signature)

4/9/96 Alice R. Munro



RECEIVED

APR 10 1996

CLOUGH, HARBOUR  
& ASSOCIATES

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF  
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT  
AND/OR OWNER AT THE MEETINGS.

## P R O X Y   A F F I D A V I T

SUBMISSION OF APPLICATION FOR VARIANCE # \_\_\_\_\_

ZONING BOARD OF APPEALS

TOWN OF NEW WINDSOR

FLORIDA  
STATE OF ~~NEW YORK~~  
PALM BEACH) SS.:  
COUNTY OF ~~ORANGE~~

Herbert Kartiganer, deposes and says:  
I am the OWNER of a certain parcel of land within the TOWN OF NEW  
WINDSOR designated as tax map SECTION 65 BLOCK 1  
LOT 17. I HEREBY AUTHORIZE Mr. Joe E. Ross  
of Orange Co. Poughkeepsie MSA Ltd. Partnership (company name) to make an  
application before the ZONING BOARD OF APPEALS as described in  
the within application.

Dated: 3 June 1998

Herbert A. Kartiganer  
(Signature of Owner)  
Magnum Kartiganer

Sworn to before me this

3 day of June, 1998

[Signature]  
Notary Public  
Notary Public, State of Florida  
Commission No. CC 41438  
My Commission Expires 12/03/98  
1-800-3-NOTARY - Fla. Notary Service & Bonding Co.

(ZBA DISK#1-060895.PXY)



**APPLICANT/OWNER PROXY STATEMENT**  
(for professional representation)for submittal to the:  
**TOWN OF NEW WINDSOR PLANNING BOARD**

Bell Atlantic Mobile deposes and says that he resides  
(OWNER) / Licensor  
at 225 Jordan Road in the County of Rensselaer  
Licensor's (OWNER'S ADDRESS)  
and State of New York and that he is the owner of property tax map  
(Sec.          Block          Lot         )  
designation number (Sec. 65 Block 1 Lot 17) which is the premises described in  
the foregoing application and that he authorizes:

Chill Cellular, 22 IBM Road, Poughkeepsie, NY 12601  
(Applicant Name & Address, if different from owner)

Chazen Engineering, P.O. Box 3479, Poughkeepsie, NY 12603  
(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Amendment to the existing Bell Atlantic NYNEX site plan to add a new approximately  
12 x 16' control building and to add an antenna on the existing structure.

Date: 5.19.98

Christopher F. Ciolfi  
Owner's Signature / Licensor's  
(Christopher F. Ciolfi)

Witness' Signature

Applicant's Signature if different than owner

          
Representative's Signature

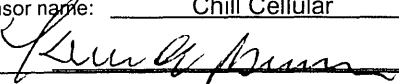
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REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED  
TO REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**

98 - 16

**SHORT ENVIRONMENTAL ASSESSMENT FORM**

For UNLISTED ACTIONS Only

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12. AS A RESULT OF THE PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <i>Site Plan Amendment</i>	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>Chill Cellular</u> Date: <u>May 18, 1998</u>	
Signature: 	

If the action is in the Coastal Area, and you are a State agency, complete the Coastal Assessment Form before proceeding with this assessment.

**PART II – ENVIRONMENTAL ASSESSMENT (To be completed by Agency)**

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input type="checkbox"/> No
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- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:

\_\_\_\_\_  
Name of Lead Agency

\_\_\_\_\_  
Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_  
Title of Responsible Officer

\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
Signature of Preparer (if different from responsible officer)

\_\_\_\_\_  
Date

***TOWN OF NEW WINDSOR PLANNING BOARD***

**SITE PLAN CHECKLIST**

**ITEM**

1. X Site Plan Title
2. X Applicant's Name(s)
3. X Applicant's Address
4. X Site Plan Preparer's Name
5. X Site Plan Preparer's Address
6. X Drawing Date
7. NA Revision Dates
8. X Area Map Inset
9. X Site Designation
10. X Properties within 500' of site
11. X Property Owners (Item #10)
12. NA Plot Plan
13. X Scale (1" = 50' or lesser)
14. X Metes and Bounds
15. X Zoning Designation
16. / North Arrow
17. / Abutting Property Owners
18. X Existing Building Locations
19. / Existing Paved Areas
20. NA Existing Vegetation
21. X Existing Access & Egress

## PROPOSED IMPROVEMENTS

- 22. N.A Landscaping
- 23. N.A Exterior Lighting
- 24. N.A Screening
- 25. X Access & Egress
- 26. N.A Parking Areas
- 27. N.A Loading Areas
- 28. N.A Paving Details (Items 25 - 27)
- 29. N.A Curbing Locations
- 30. N.A Curbing through section
- 31. N.A Catch Basin Locations
- 32. N.A Catch Basin Through Section
- 33. N.A Storm Drainage
- 34. N.A Refuse Storage
- 35. N.A Other Outdoor Storage
- 36. N.A Water Supply
- 37. N.A Sanitary Disposal System
- 38. N.A Fire Hydrants
- 39. X Building Locations
- 40. X Building Setbacks
- 41. N.A Front Building Elevations
- 42. N.A Divisions of Occupancy
- 43. N.A Sign Details
- 44. N.A Bulk Table Inset
- 45. X Property Area (Nearest 100 sq. ft.)
- 46. N.A Building Coverage (sq. ft.)
- 47. N.A Building Coverage (% of total area)
- 48. N.A Pavement Coverage (sq. ft.)
- 49. N.A Pavement Coverage (% of total area)
- 50. N.A Open Space (sq. ft.)
- 51. N.A Open Space (% of total area)
- 52. N.A No. of parking spaces proposed
- 53. N.A No. of parking spaces required

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

54. N.A. Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
55. N.A. A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leaser shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

**PREPARER'S ACKNOWLEDGMENT:**

THE PLAT FOR THE PROPOSED SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY: N.A.  
Licensed Professional                      Date